

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-12
AGENDA DATE: Thu 01/26/2006
PAGE: 1 of 1**

SUBJECT: C14-05-0113.03 - East Riverside/Oltorf Neighborhood Plan, Tracts 304 & 305 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 5602, 5604, 5700 E. Riverside Drive (Country Club Creek Watershed) from family residence (SF-3) district zoning to single-family residence-large lot (SF-1) district zoning and neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district zoning. Planning Commission Recommendation: To grant single-family residence-large lot (SF-1) district zoning (Tract 304) and neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district zoning (Tract 305). Applicant: Larry and Robin Yount. Agent: Neighborhood Planning and Zoning Department. City Staff: Robert Heil, 974-2303.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey



MEMORANDUM

TO: Mayor Will Wynn and Council Members

FROM: Greg Guernsey, Director
Neighborhood Planning and Zoning Department

CC: Toby Futrell, City Manager
Laura Huffman, Assistant City Manager
Jerry Rusthoven, Zoning Manager

DATE: January 20, 2006

SUBJECT: Update on East Riverside Zoning cases, Commercial Design and Vertical Mixed Use Standards

At the January 12, 2006 City Council meeting Council Member McCracken had questions regarding the absence of mixed-use zoning in several zoning cases along East Riverside Drive (Agenda items Z-8, Z-9, Z-10, Z-11 and Z-16). The following memorandum provides an overview of the process leading to the zoning recommendation and an update on the Commercial Design and Vertical Mixed Use (VMU) Standards.

East Riverside Neighborhood Plan Issue

Residents of the East Riverside Neighborhood Planning Area have expressed concerns over the high concentration of apartments in the area. In particular, neighborhood plan participants felt that the mixed-use overlay zoning district, as written, would merely result in more apartments, and not true mixed use development. In response to these concerns the Planning Commission postponed the consideration of the East Riverside/Oltorf combined neighborhood plan from October 25, 2005 until March 28, 2006, to allow for further discussion of the issue.

Several tracts were recommended by the Planning Commission, separated from the neighborhood plan and forwarded to City Council for approval. These tracts had a consensus opinion from staff, the neighborhoods, the property owners and the Planning Commission. Based on this staff brought these cases forward to Council for consideration.

Most of these cases did not include the mixed-use overlay. However, tracts 304 and 305 did include a recommendation for neighborhood commercial mixed (LR-MU) zoning along Riverside Drive and single family zoning (SF-3) along the residential street of Penick Drive. The neighborhood felt comfortable with supporting the MU overlay in this case as a result of private deed restrictions negotiated with the applicant.

These cases have been brought back for Council. The property owners, neighborhood representatives, staff and the Planning Commission support the following rezonings.

Case.....	Address.....	Plan/Tract(s)	From ..	To
C14-05-0112.01....	1902-1912 E Riverside.....	Riverside/15	CS-1....	GR
C14-05-0112.02....	2410 E Riverside Dr.....	Riverside/30	CS	GR
C14-05-0112.03....	2410 E Riverside Dr.....	Riverside/31	CS-1....	GR
C14-05-0112.04....	1605 E Riverside Dr	Riverside/46	CS	GR
C14-05-0113.03....	5700, 5602, 5604 E Riverside ...	Pleasant Valley/304-305	SF-3	SF-1, LR-MU-CO

One additional case is being heard by City Council related to these neighborhood plans. Case C14-05-0111.06 located at 3000 Montopolis, is being recommended for rezoning from SF-3 to CS. This case, too is supported by the neighborhood, property owner, staff and Planning Commission. This is the first time this case is being heard by the City Council.

Case.....	Address.....	Plan/Tract(s)	From ..	To
C14-05-0112.06....	3000 Montopolis	Parker Ln/225	SF-3	CS

The draft neighborhood plans are attached to provide the context for these zoning recommendations. The final neighborhood plan will be formally presented to City Council after Planning Commission action on March 28, 2006.

Update on Commercial Design and Vertical Mixed Use (VMU) Standards

There are three initiatives under way related to the Commercial Design Standards. First, the City has contracted with Clarion and Associates of Denver, Colorado to develop an ordinance based on the Commercial Design Standards Report approved by Council on May 12 and revised on November 17, 2005. The Consultant will deliver an outline of the ordinance the week of January 23, 2006. The outline will be reviewed by staff and then presented to the City Council along with a review of National Best Practices on design standards.

Once Council has reviewed the ordinance outline Clarion will move forward with drafting an ordinance. The ordinance will include the Vertical Mixed Use provisions described in the Commercial Design Standards Report.

Second, on Nov. 17, 2005 the City Council approved a set of revisions to the Commercial Design Standards and directed staff to draft interim rules to permit vertical mixed use as soon as possible. Staff is working on a draft ordinance to amend Section 25-2-647 of the Land Development Code (Mixed Use (MU) Combining District Regulations) to address this directive. We anticipate having a draft ordinance to the Planning Commission in mid-to-late February and to City Council in late-February or early March.

Finally, an interdepartmental team is developing recommendations for implementation of 10 policies items included in the Commercial Design Standards Report. Clarion and Associates will review the staff recommendations on the policy items and provide feedback on the staff recommendations in light of their experience with National Best Practices. These

recommendations will be incorporated into Clarion's presentation to Council once an ordinance is drafted.

Staff Recommendation

Staff recommends approval of the referenced zoning cases due to the consensus reached by the various stakeholders involved in the neighborhood planning process. Once the Commercial Design Standards ordinance is adopted the Vertical Mixed Use standards will apply to Riverside Drive, as well as the other Core Transit Corridors. These zoning cases in no way prohibit application of the proposed Vertical Mixed Use standards to these properties in the future.

If you have questions or need additional information on the referenced zoning cases please contact Robert Heil at 974-2330 or for more information on the Commercial Design Standards please contact George Adams at 974-2146.



MEMORANDUM

TO: Will Wynn, Mayor and City Councilmembers

FROM: Greg Guernsey, Director
Neighborhood Planning and Zoning Department

DATE: January 9, 2006

RE: East Riverside / Oltorf Combined Neighborhood Plan

On October 25, the Planning Commission held a public hearing on the East Riverside / Oltorf Combined Neighborhood Plan and three associated zoning cases for the Parker Lane (C14-05-0111), Riverside (C14-05-0112) and Pleasant Valley (C14-05-0113) neighborhood plans.

Planning Commission postponed action on the Neighborhood Plan and on the associated rezoning cases until March 28, to allow additional time for areas of disagreement to be worked out.

However, rezoning on several tracts was supported by the property owners, staff and the stakeholders that had been involved in the neighborhood planning process. The Planning Commission recommended that City Council approve the rezoning on these tracts while work continues on the rest of the neighborhood plan.

The property owners, neighborhood representatives, staff and the Planning Commission support the following rezonings. These consensus tracts are:

Item..	Case.....	Address	Plan/Tract(s)	From	To
Z-3	C14-05-0111.01	2600 Pleasant Valley	Parker Lane/203	LR	SF-3
Z-4	C14-05-0111.02	2507 Burleson Rd	Parker Lane/204	GR	MF-2
Z-5	C14-05-0111.03	2800, 2904 Metcalfe Rd	Parker Lane/208	SF-3	P
Z-6	C14-05-0111.04	2101 Wickshire	Parker Lane/213	SF-3	P
Z-7	C14-05-0111.05	4705-4811 E. Oltorf	Parker Lane/224	MF-2	SF-6
Z-8	C14-05-0112.01	1902-1912 E Riverside	Riverside/15	CS-1	GR
Z-9	C14-05-0112.02	2410 E Riverside Dr	Riverside/30	CS	GR
Z-10	C14-05-0112.03	2410 E Riverside Dr	Riverside/31	CS-1	GR
Z-11	C14-05-0112.04	1605 E Riverside Dr	Riverside/46	CS	GR
Z-12	C14-05-0112.05	1301 S IH-35	Riverside/49	LR	LO
Z-13	C14-05-0112.06	1840 Burton Dr	Riverside/57	LR	MF-3
Z-14	C14-05-0113.01	1005 1/2 Pleasant Valley	Pleasant Valley/300	MF-3/MF-5	P
Z-15	C14-05-0113.02	East Riverside & Oltorf	Pleasant Valley/302-303	LR	SF-1, LR-MU-CO
Z-16	C14-05-0113.03	5700, 5602, 5604 E Riverside Dr	Pleasant Valley/304-305	SF-3	SF-1, LR-MU-CO
Z-17	C14-05-0113.04	2101 Wickersham	Pleasant Valley/309	GR	GR-MU
Z-18	C14-05-0113.05	Grove Blvd & Hogan	Pleasant Valley/311	GO-CO	GO-MU-CO

The draft neighborhood plans are attached to provide the context for these zoning recommendations. The final neighborhood plan will be formally presented to City Council after Planning Commission action on March 28, 2006.

Closed Caption Log, Council Meeting, 01/12/06

Mayor Wynn: OPPOSED? MOTION PASSES ON A VOTE OF SIX TO ZERO WITH MAYOR PRO TEM THOMAS OFF THE DAIS. MR. GURNSEY?

...

ITEMS NUMBER Z-3, THIS IS CASE C-14-05-0111.01, THE EAST RIVERSIDE OLTORF NEIGHBORHOOD PLAN, TRACT 203, STAFF IS WITHDRAWING THIS ITEM FROM YOUR EATIOND, AGENDA, THERE'S NO ACTION. THIS WILL PROBABLY COME BACK WITH OTHER NEIGHBORHOOD ITEMS LATER THIS YEAR PROBABLY IN APRIL OR MARCH, BUT THERE'S NO ACTION REQUIRED ON ITEM NUMBER Z-3.

ON ITEM NUMBER Z-4, WHICH IS CASE C-14-05-0111.02, THE EAST RIVERSIDE/OLTORF NEIGHBORHOOD PLANNING AREA, TRACT 204, STAFF IS ALSO PULLING THIS ITEM OFF THE AGENDA, NO ACTION IS REQUIRED TODAY AND IT WILL BE BROUGHT BACK LATER THIS YEAR. ITEMS 3 AND 4 I UNDERSTAND THE STAFF HAS BEEN IN DISCUSSION WITH THE NEIGHBORHOOD REGARDING THESE ITEMS AND IT IS THEIR DESIRE TO PULL THESE BACK, THE ITEMS WE THOUGHT WOULD ACTUALLY GO CONSENT, BUT WITH THAT DISCUSSION WE THOUGHT IT BEST THESE BE PULLED OFF YOUR AGENDA TODAY FOR ACTION.

ITEM Z-5 IS CASE C-14-05-0111.03, THE EAST RIVERSIDE/OLTORF NEIGHBORHOOD PLAN, TRACT 208 FOR PROPERTIES LOCATED AT 2800 AND 2904 METCALF ROAD. THIS IS A REQUEST FROM SF-3 TO P PUBLIC ZONING. THIS IS READY FOR FIRST READING ONLY. ITEM

Z-6 IS CASE C-14-05-0111.04, THE EAST RIVERSIDE/OLTORF NEIGHBORHOOD PLAN AREA, TRACT 213 AT 2101 WICKSHIRE, AND THIS IS A REZONING REQUEST FROM SF-3 FAMILY RESIDENCE DISTRICT TO P PUBLIC DISTRICT ZONING. THE PLANNING COMMISSION RECOMMENDED P PUBLIC DISTRICT ZONING AND THIS IS READY FOR CONSENT FOR FIRST READING ONLY.

ITEM NUMBER Z-7, C-14-05-0111.05, THE EAST RIVERSIDE/OLTORF PLANNING AREA, TRACT 224 FOR THE PROPERTIES LOCATED AT 4505, 4707, 4709, 4801, 4803, 4805, 4857, 4808 AND 4811 FROM NF-2 TO SF-6. THE RK RECOMMENDED TOWNHOUSE AND CONDOMINIUM SF-6 ZONING AND THIS IS UP FOR CONSENT ON FIRST READING ONLY.

ITEM NUMBER Z-8, CASE C-14-05-002.01 EAST RIVERSIDE OLTORF NEIGHBORHOOD PLANNING AREA, TRACT 15. THIS IS A REZONING REQUEST AT 1902 TO 1912 EAST RIVERSIDE DRIVE FROM COMMERCIAL LIQUOR SALES, CS-1 ZONING TO COMMUNITY COMMERCIAL GR DISTRICT ZONING. THE PLANNING COMMISSION RECOMMENDED COMMUNITY COMMERCIAL GR DISTRICT ZONING AND THIS IS READY FOR FIRST READING ONLY. [ONE MOMENT, PLEASE, FOR CHANGE IN CAPTIONERS]

ITEM NO. Z-13, THIS IS CASE C 1405122. 0 OF, OLTORF, TRACT 57, A REZONING REQUEST AT 1840 BURTON DRIVE. FROM NEIGHBORHOOD COMMERCIAL LR DISTRICT ZONING TO MULTI-FAMILY RESIDENCE MEDIUM DISTRICT FOR DENSITY ZONING. WHICH IS MF 3. THE PLANNING COMMISSION RECOMMENDS MULTI-FAMILY RESIDENCE MEDIUM DENSITY, MF 3 DISTRICT ZONING, READY FOR CONSENT APPROVAL ON FIRST READING ONLY.

Z-14, C 14050113, TRACT 300. THIS IS A REZONING REQUEST AT 1005 AND A HALF SOUTH PLEASANT VALLEY ROAD. REZONING REQUEST FOR MULTI-FAMILY RESIDENCE MEDIUM DENSITY MF 3 DISTRICT ZONING TO MULTI-FAMILY RESIDENCE HIGH DENSITY MF 5 DISTRICT ZONING, TO P PUBLIC DISTRICT ZONING, THE PLANNING COMMISSION RECOMMENDATION WAS TO GRANT P PUBLIC DISTRICT ZONING, THIS IS RECOMMENDED FOR CONSENT APPROVAL ON FIRST READING. ITEM NO.

Z-15, C 14050113.02, EAST RIVERSIDE/OLTORF NEIGHBORHOOD PLAN AREA, TRACTS 302 AND 303, KNOWN AS 1601 GROVE BOULEVARD. REZONING REQUEST FROM NEIGHBORHOOD COMMERCIAL LR DISTRICT ZONING TO SF 1 DISTRICT ZONING. NEIGHBORHOOD COMMERCIAL MIXED USE, THE PLANNING COMMISSION RECOMMENDATION WAS TO GRANT SF 1 DISTRICT ZONING WHICH IS SINGLE FAMILY RESIDENCE, LARGE LOT DISTRICT ZONING IN TRACT 302, NEIGHBORHOOD COMMERCIAL MIXED USE CONDITIONAL OVERLAY WHICH IS LR MU CO ON TRACT 303. READY FOR FIRST READING ONLY. ITEM NO.

Z-16, C 14050113.13, EAST RIVERSIDE/OLTORF, TRACTS 304, 305 LOCATED AT 5602, 5604, 5607 EAST RIVERSIDE DRIVE, FROM FAMILY RESIDENCE SF 3 DISTRICT ZONING TO SINGLE FAMILY RESIDENCE, [INDISCERNIBLE] DISTRICT ZONING, NEIGHBORHOOD COMMERCIAL MIXED USE CONDITIONAL OVERLAY LR MU CO. THE PLANNING COMMISSION RECOMMENDATION IS TO GRANT SINGLE FAMILY RESIDENCE LARGE LOT SF 1 DISTRICT ZONING IN TRACT 304 AND AVAILABLE COMMERCIAL MIXED USE CONDITIONAL ON TRACT 305. LR MU CO ON TRACT 305. READY FOR CONSENT ON FIRST READING. ITEM

Z-17 CASE C 14050113.04, EAST RIVERSIDE OLTORF NEIGHBORHOOD PLANNING AREA, TRACT 309, LOCATE AT 2101 WICKERSHAM LANE. REZONING FROM COMMUNITY COMMERCIAL CONDITIONAL OVERLAY ZONE OR COMMUNITY COMMERCIAL CONDITIONAL OVERLAY ZONING TO COMMUNITY COMMERCIAL MIXED USE COMBINING DISTRICT OR GR-MU, THE PLANNING COMMISSION RECOMMENDATION IS TO GRANT GR MU CO. READY FOR FIRST READING ONLY. SIEF.

C14-05- THIS IS A REZONING REQUEST FROM GENERAL OFFICE CONDITIONAL OVERLAY TO GENERAL OFFICE MIXED USE CONDITIONAL OVERLAY. ZONING OR GO-CO TO GO-MU CO. THE PLANNING COMMISSION RECOMMENDATION WAS TO GRANT GR-MU-CO. READY FOR CONCEPT ON FIRST READING ONLY.

COUNCILMEMBER MCCrackEN?

McCracken: MR. GUERNSEY, I HAVE A QUESTION. THERE ARE A NUMBER OF ITEMS FOR THE EAST RIVERSIDE/OLTORF NEIGHBORHOOD PLAN. AND WHAT IS THE -- IS THIS LIKE AN ALREADY APPROVED NEIGHBORHOOD PLAN AND THESE ARE ZONING ITEMS COMING THROUGH ON IT?

THESE ARE ITEMS WHERE MY UNDERSTANDING THERE'S AGREEMENT AMONG ALL OF THE PARTIES, PROPERTY OWNER, NEIGHBORHOOD, A COUPLE OF THE ITEMS ACTUALLY PULLED OFF TONIGHT, THERE WERE SOME PARTIES THAT WERE NOT IN AGREEMENT. SO THOSE ITEMS WILL BE BROUGHT BACK WITH THE REST OF THE NEIGHBORHOOD PLANNING ITEMS, THIS WILL GO TO COMMISSION SOMETIME IN MARCH, BE BROUGHT BACK TO COUNCIL IN APRIL. THESE ARE THE ITEMS THAT WE ARE AWARE OF THAT WE HAVE CONSENSUS, EVERYONE SEEMS TO BE IN AGREEMENT OF THESE ITEMS MOVING FORWARD. THERE WERE SEVERAL OF THEM, WE DID SEPARATE THEM IN CASE THERE WAS AN ISSUE ON ANY GIVEN ONE THAT WE COULD PULL THEM DOWN TODAY. AND AS FAR AS I KNOW, THERE ARE NO SPEAKERS ON THESE ITEMS EXCEPT FOR Z-3 AND Z-4 THERE MY BE AN INDIVIDUAL THAT HAD A CONCERN, THAT'S WHY WE PULLED THOSE DOWN?

I HAVE BIG CONCERNS ABOUT SOME OF THESE. THESE APPEAR TO BE AT LEAST WHAT IS LISTED HERE TO BE PRETTY SUBSTANTIAL DEVIATIONS FROM THE ENVISION CENTRAL TEXAS DIRECTIVES WHICH ARE TO HAVE MORE MIXED USE IN OUR CORRIDORS AND ACTUALLY CAN YOU GIVE US BACKGROUND, SOME OF THESE APPEAR TO BE SOME -- QUITE A BIT OF -- NOT VERY MUCH MIXED USE THAT WOULD BE VERY DIFFERENT FROM THE SOUTH CONGRESS NEIGHBORHOOD PLAN THAT RECENTLY CAME THROUGH WHERE THERE WAS QUITE A BIT OF MIXED USE. CAN YOU GIVE ME BACKGROUND ON WHAT'S HAPPENING HERE?

Guernsey: WELL, THESE TRACTS THERE HAVE BEEN A LOT OF DISCUSSION AND NEGOTIATION ABOUT THE MIXED USE ELEMENT. WE WILL BE COMING BACK IN MARCH AND APRIL, HOPEFULLY TO HAVE AN AMENDMENT THAT MAY ADDRESS SOME OF THE MIXED USE CONCERNS. PART OF THE MU THERE'S A CONCERN ABOUT THE NUMBER OF APARTMENTS BEING BUILT IN THIS AREA OF THE CITY. THE NEIGHBORHOODS HAVE AN OBJECTION TO SOME OF THE OTHER TYPES OF USES THAT MIGHT GO IN, CONDOMINIUM OR SINGLE FAMILY OR DUPLEX TYPE USES, THOSE ITEMS COULD COME BACK. SO THESE ARE JUST INDIVIDUAL TRACTS WHERE PARTIES HAVE ALL AGREED, THE STAFF WOULD RECOMMEND NOT NECESSARILY FOR MIXED USE IN THESE PARTICULAR TRACTS, BUT TO ALLOW THESE TO GO FORWARD SO PROPERTY OWNERS AREN'T HELD UP BY WAITING FOR THOSE TRACTS THAT WILL COME BACK IN MARCH AND APRIL. SO THIS ISN'T THE ENTIRE NEIGHBORHOOD, BUT THESE ARE TRACTS WHERE EVERYONE SEEMS TO HAVE CONSENSUS. THE COMMISSION ALSO AGREES THAT THESE CASES COULD GO FORWARD.

YOU WILL SEE A LOT OF CASES WHERE THE MIXED USE WILL PROBABLY BE DISCUSSED ON A MAJORITY OF THOSE TRACTS ALONG EAST RIVERSIDE, WHERE THERE'S A LOT OF CONCERN JUST ABOUT EXACTLY WHAT YOU ARE SAYING.

YEAH BECAUSE ANOTHER THING IS THAT THESE ALL OF THESE RIVERSIDE PROPERTIES ARE ALREADY IN THE COUNCIL'S ADOPTED MIXED USE OVERLAY FOR RIVERSIDE DRIVE. WHICH IDENTIFIED RIVERSIDE DRIVE AS THE CORE TRANSIT CORRIDOR. WITH UNANIMOUS SUPPORT. I WANT TO MAKE SURE THERE'S NOT A DEVIATION FROM THE COUNCIL'S ALREADY ADOPTED ACTION WITH ESTABLISHING EAST RIVERSIDE AS A CORE TRANSIT CORRIDOR WITH THE VERTICAL MIXED USE OVERLAY. I'M A LITTLE CONCERNED THAT THERE DOES APPEAR TO BE SOME DEVIATION HERE. ALSO – ALSO THERE APPEARS TO BE SOME DEVIATION FROM ENVISION CENTRAL TEXAS. WHAT STAFF CAN DO IS SUGGEST POSTPONE THE NEXT MEETING FOR THOSE ITEMS ON RIVERSIDE, PROBABLY SPECIFY WHICH ONES THAT YOU WOULD LIKE, WE CAN TAKE A LOOK AT THOSE ITEMS AND GIVE YOU THAT INFORMATION BEFORE OUR NEXT MEETING.

McCracken: YEAH, I WOULD BE A LOT MORE COMFORTABLE WITH THAT ON THE RIVERSIDE DRIVE ONES. JUST BECAUSE I WANT TO MAKE SURE THAT WE ARE NOT WITH THIS ACTION CONTRADICTING SEVERAL THINGS THAT WE HAVE WORKED ON FOR QUITE A WHILE AND WE MAY NOT BE, BUT – BUT I WANT TO MAKE SURE THAT WE ARE CONSIDERING ALL OF THOSE TOGETHER. I WOULD BE A LOT MORE COMFORT IF WE REMOVED THE RIVERSIDE DRIVE ITEMS THAT ARE BROUGHT HERE. I THINK IN GENERAL IT'S HELPFUL FOR US TO SEE THE NEIGHBORHOOD PLAN ALSO WHEN WE START TO GET THESE ZONING ITEMS, BECAUSE WE AS THE POLICY MAKERS DO HAVE A NEED TO CONSIDER WHEN WE GET INDIVIDUAL ZONING CASES WE HAVE NO CONTEXT IN WHICH TO JUDGE WHETHER YOU KNOW THE POLICY OF THE COMMUNITY BEING CARRIED OUT I THINK THAT THERE'S A SUBSTANTIAL INTEREST IN THIS COUNCIL AS WE SEE THE BOND PACKAGE COMING UP, TO – TO CARRY OUT THE – THE – THE OVERWHELMING PUBLIC GOALS OF ENVISION CENTRAL TEXAS. SO THAT'S WHY [INDISCERNIBLE] AND THE ZONING ITEMS IN CONJUNCTION WITH THEM.

Guernsey: WITH THAT, I THINK THE ITEMS –

Mayor Wynn: IF YOU COULD HELP ME IDENTIFY THEN THE RIVERSIDE DRIVE TRACTS.

Guernsey: ITEMS Z-3 AND 4 STAFF PULLED OFF AND – THERE'S NO ACTION REQUIRED ON THOSE. BUT ITEMS Z-5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, ARE THOSE ITEMS THAT ARE DESCRIBED AS THE EAST RIVERSIDE/OLTORF NEIGHBORHOOD PLAN AREA.

Mayor Wynn: BUT I THINK THE COUNCILMEMBERS COMMENTS WERE MORE SPECIFICALLY ABOUT RIVERSIDE DRIVE ITSELF.

McCracken: MAYOR. I THINK THAT IT IS – MY SPECIFIC CONCERN IS RIVERSIDE DRIVE. IF WE

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0113 (Pleasant Valley NP)

P. C. Date: August 9, 2005

October 11, 2005

October 25, 2005

AREA: 1461.68

APPLICANT: City of Austin, Neighborhood Planning and Zoning Department (NPZD)

AGENT: City of Austin, Neighborhood Planning and Zoning Department (NPZD)
(Robert Heil)

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- Austin Neighborhoods Council
- The Crossing Gardenhome Owners Association
- Del Valle Neighborhood Assn
- Eastville Central Homeowners Association
- Montopolis Area Neighborhood Alliance
- Penick Place Neighborhood Association
- PODER People Organized in Defense of Earth & Her Resources
- River Bluff Neighborhood Association
- Riverside Farms Road Neighborhood Assn.
- Sentral Plus East Austin Koalition (SPEAK)
- Southeast Austin Neighborhood Alliance
- Southeast Austin Trails & Greenbelt Alliance
- Sunridge Homeowners Association
- Terrell Lane Interceptor Association

AREA OF PROPOZED ZONING CHANGES: The Pleasant Valley Neighborhood Planning Area is bounded by Town Lake to the north, Montopolis and Grove Blvds to the east, Oltorf to the south and Pleasant Valley to the west (see Attachment 1: Map of the Neighborhood Planning Area).

AREA STUDY: East Riverside/Oltorf Combined Neighborhood Planning Area

TIA: Not required

WATERSHEDS: County Club Creek, Colorado River

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: Yes (Riverside Drive)

SCHOOLS: (AISD)

Allison Elementary School
Linder Elementary School
Martin Middle School
Fulmore Middle School
Johnston High School

SUMMARY OF STAFF RECOMMENDATION:

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) for the entire area.

For each of the 12 tracts (numbered 300-311) the attached chart lists the street address, the existing zoning, and proposed zoning. Staff recommends the adoption of the proposed zoning base zoning for these tracts.

Additionally there are some tracts not recommended for rezoning by staff which are being offered by the neighborhood stakeholders for consideration by the commission. (See Attachment 5)

This case is associated with C14-05-0111 Parker Lane Neighborhood Plan Rezoning, C14-05-0112 Riverside Neighborhood Plan Rezoning and NP-05-0021 East Riverside/Oltorf Combined Neighborhood Plan.

LIST OF ATTACHMENTS:

Attachment 1: Map of Neighborhood Planning Area
Attachment 2: Neighborhood Planning Area Current Zoning
Attachment 3: Tracts Proposed for Rezoning
Attachment 4: Map of Tracts Proposed for Rezoning
Attachment 5: Properties Proposed for Rezoning by the Neighborhood (but not recommended by staff).
Attachment 6: Description of Proposed Base Districts
Attachment 7: Neighborhood Plan Special Uses
Attachment 8: Neighborhood Design Tools

PLANNING COMMISSION RECOMMENDATION:

August 9, 2005: Postponed to 10/11 (staff).

October 11, 2005: Postponed to 10/25 (staff).

October 25, 2005: _____

C14-05-0113

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS:

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil

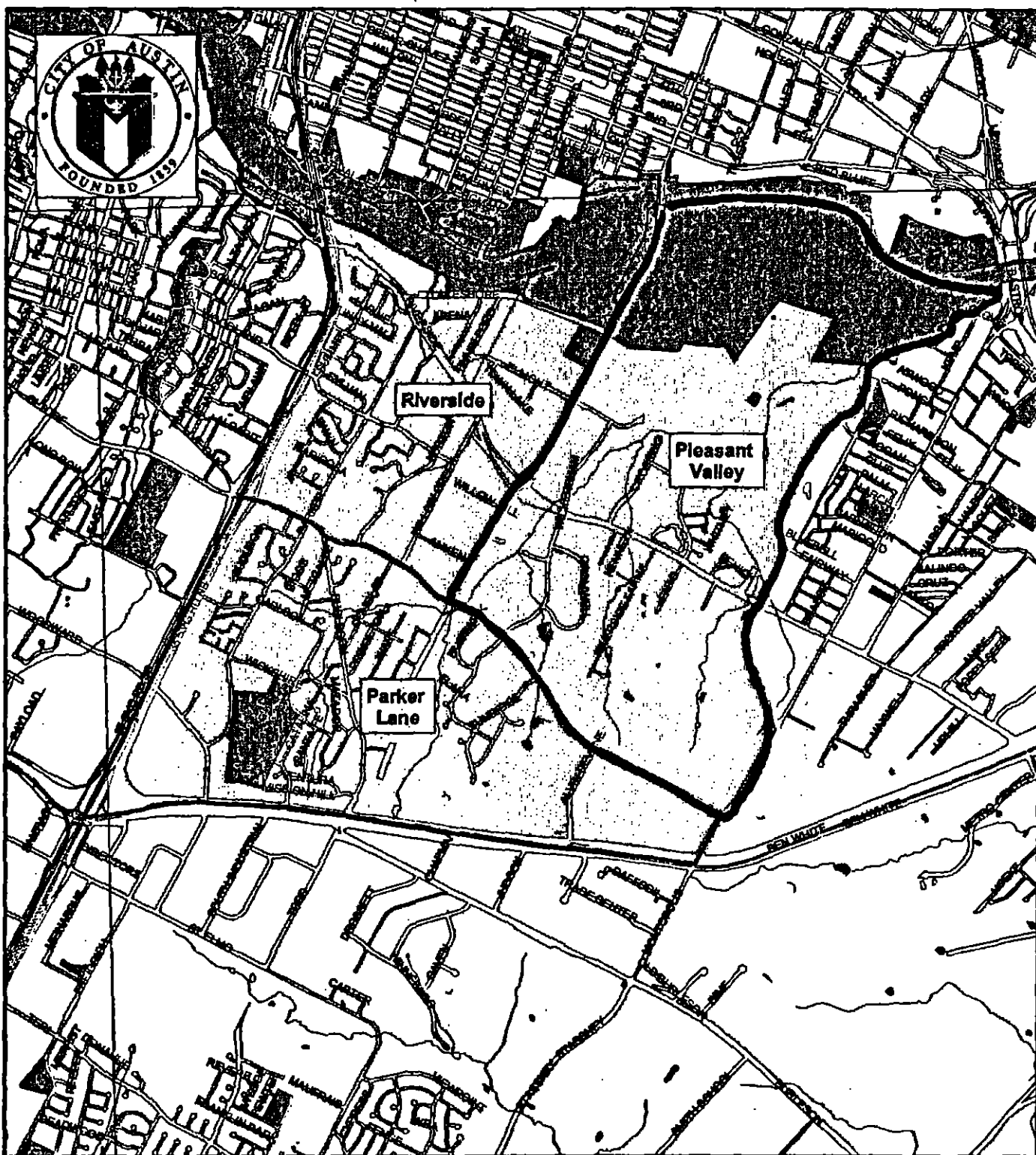
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330

NEIGHBORHOOD PLANNER: Jackie Chuter

e-mail address: jackie.chuter@ci.austin.tx.us

PHONE: 974-2613



East Riverside/Oltorf Combined Neighborhood Planning Area

Legend

- | | |
|--------------|---------------|
| Park | Planning Area |
| Creek | Street |
| Lake or Pond | |

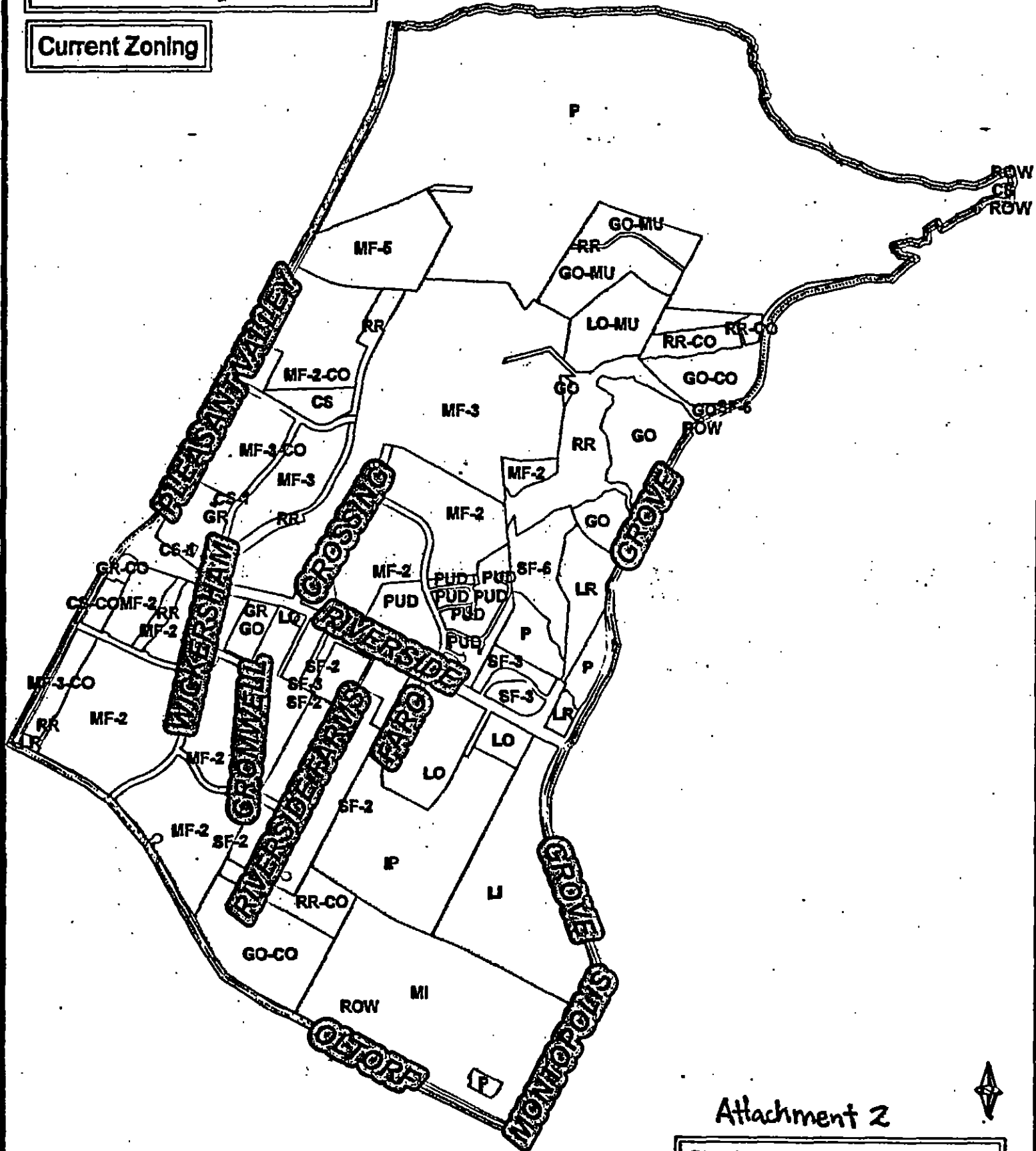
0 2,500 5,000 10,000 Feet

EAST RIVERSIDE/COTRIF NEIGHBORHOOD PLANNING AREA

Pleasant Valley Plan Area

C14-05-0113

Current Zoning



Attachment 2

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of facilitating neighborhood planning. It should not be referred to as an official source of land use or zoning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.

SUMMARY STAFF RECOMMENDATION

C14-05-0113

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) for the entire area.

For each of the 12 tracts (numbered 300-311) the attached chart lists the street address, the existing zoning, and proposed zoning. Staff recommends the adoption of the proposed zoning base zoning for these tracts.

Additionally there are some tracts not recommended for rezoning by staff which are being offered by the neighborhood stakeholders for consideration by the commission. (See Attachment 5)

This case is associated with C14-05-0111 Parker Lane Neighborhood Plan Rezoning, C14-05-0112 Riverside Neighborhood Plan Rezoning and NP-05-0021 East Riverside/Oltorf Combined Neighborhood Plan.

BASIS FOR LAND USE RECOMMENDATION

The staff recommendation is derived from the goals and objectives for land use as described in the East Riverside/Oltorf Combined Neighborhood Plan.

DEPARTMENT COMMENTS:

Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract by tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

Existing Conditions:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Oltorf Street	90'	60'	Arterial	Yes	#27, 14, 26, 300, 331	#61, 68
Pleasant Valley Rd.	120'	Varies	Arterial	Yes	#8, 26, 300, 320, 490	#59, 61
E. Riverside Dr.	Varies	2 @ 33'	Arterial	Yes	#26, 27, 350, 411, LS, NR, CP	#60
Grove Blvd.	90'	2 @ 24'	Collector	Yes	#4, 26, 331, 350	No
Wickersham Lane	80'	2 @ 24'	Collector	Yes	#26, 411, CP	No

Environmental

The neighborhood is not located over the Edward's Aquifer Recharge Zone. The neighborhood is in the Desired Development Zone. The majority of the neighborhood lies in the Country Club Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. A smaller portion of the northern side of this neighborhood falls within the Colorado River Watershed, which is, in this location, classified as an Urban Watershed.

Under current watershed regulations, development or redevelopment within the Suburban Watershed portion of this neighborhood is subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Impervious cover is not limited in the Urban Watershed; therefore the zoning district impervious cover limits apply.

According to flood plain maps, there are floodplains throughout the neighborhood. Offsite drainage should be calculated to determine the exact location of the boundaries. In both the suburban and urban watersheds, no development is permitted in the Critical Water Quality Zone. In the suburban watershed, impervious cover is limited to 30% in the Water Quality Transition Zone.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Water quality requirements for each watershed classification are as follows

Suburban: Under current watershed regulations, development or redevelopment will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Urban: Projects are required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm.

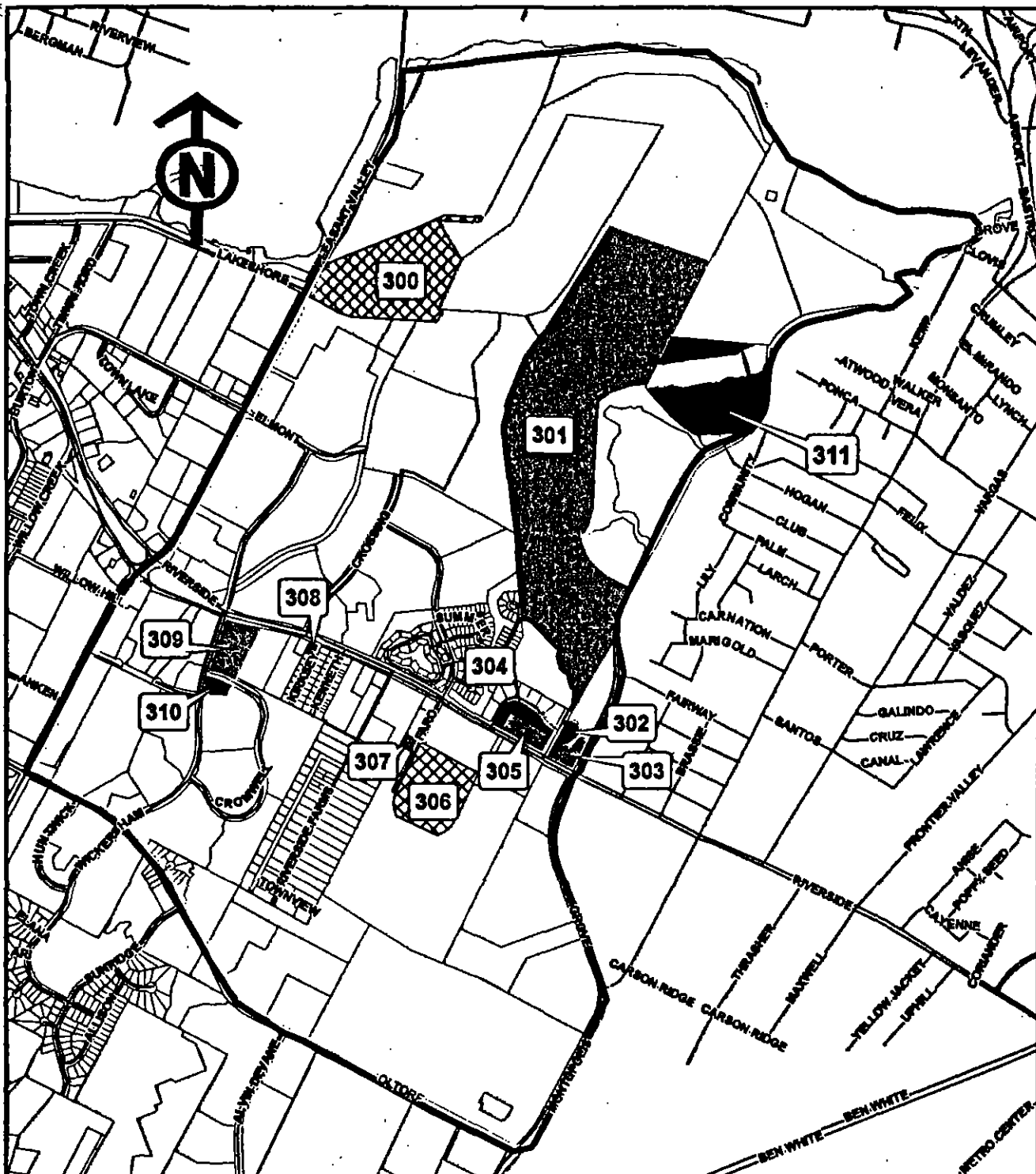
Site Plan

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district or used as single family residential, will be subject to compatibility development regulations. Additional design regulations will be enforced at the time a site plan is submitted.

Riverside Drive is a scenic roadway.

Water and Wastewater

The area is currently served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustments are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The utility construction must be inspected by the City. The landowner must pay the associated City fees.



Pleasant Valley Neighborhood Plan Combining District
Tract Map of Rezoning
Zoning Case #C-14-05-0113
Exhibit _____



City of Austin
 Neighborhood Planning and Zoning Department
 September 20, 2005



0 1,000 2,000
 Feet

**Pleasant Valley Neighborhood Plan Combining District:
Tracts Proposed for Rezoning
Case #C14-05-0113**

TRACT NUMBER	ADDRESS	FROM	TO
300	1005 1/2 S. Pleasant Valley Road	MF-3, MF-5	P-NP
301	1020 Grove Blvd. (approx. 128.5 acre tract of land out of Santiago Del Valle Grant)	RR, SF-6, MF-2, MF-3, LO-MU, GO-MU, LR	GO-CO-NP
302	0.943 acres out of the Santiago Del Valle Grant	LR	SF-1-NP
303	1.710 acres out of the Santiago Del Valle Grant	LR	LR-MU-CO-NP
304	5700 E. Riverside Drive (2.499 acres out of the Santiago del Valle Grant)	SF-3	SF-1-NP
305	5602, 5604 E. Riverside Drive (2.434 acres out of the Santiago del Valle Grant)	SF-3	LR-MU-CO-NP
306	2101 Faro Drive	LO	P-NP
307	2100 1/2 Faro Drive	LO	P-NP
308	4825 E. Riverside Drive	LO	LO-MU-NP
309	2101 Wickersham Lane	GR	GR-NP
310	2207 Wickersham Lane (A 46,089 square foot tract of land out of the Santiago Del Valle Grant)	GR	MF-2-NP
311	0 Grove Blvd. (A 19.406 acre tract of land out of the Santiago del Valle Grant)	GO-CO	GO-CO-NP